

**TOWN OF FLORENCE
PLANNING AND ZONING COMMISSION**

REGULAR MEETING MINUTES

MINUTES OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLORENCE SPECIAL MEETING HELD ON THURSDAY, JANUARY 20, 2022, AT 6:00 P.M., COMMISSION MEMBERS AND STAFF WILL ATTEND ELECTRONICALLY.

1. CALL TO ORDER

Chairman Pranzo called the meeting to order at 6:00 pm

2. ROLL CALL:

Chairman Pranzo	Present
Vice-Chair Frost	Present
Commissioner Proulx	Present
Commissioner Capolongo	Present
Commissioner Adam	Present

3. PLEDGE OF ALLEGIANCE

4. DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the special meeting conducted on December 9, 2021.

On motion by Commissioner Proulx, seconded by Commissioner Adam, and carried by a 5-0 vote, to approve with changes the December 9, 2021 special meeting minutes.

5. NEW BUSINESS

A. PRESENTATION/ APPROVAL/APPROVAL WITH CONDITIONS/DENIAL of a Design Review for new signage at the Super Star Car Wash located at 3517 N. Hunt Highway, Florence, AZ.

Town Planner Maricella Benitez gave a short presentation on the signage for the new Super Star Car Wash. A representative from the sign company was available for any questions. No questions from the Commission.

On motion by Vice-Chair Frost, seconded by Commissioner Capolongo, and carried by a 5-0 vote, to approve with the conditions in the staff report the Design Review for new signage at the Super Star Car Wash located at 3517 N. Hunt Highway, Florence, AZ (PZ-21-33).

B. PRESENTATION/RECOMMENDATION OF APPROVAL/APPROVAL WITH CONDITIONS/DENIAL of a Town Core Infill Incentive Plan request by Whetten Dental, represented by Associated Architects, to reduce the number of parking spaces required for a new dental office on a vacant property at 454 N. Pinal Parkway Avenue.

Ms. Benitez gave a presentation on the Infill Incentive Plan request by Whetten Dental. They are looking to reduce the parking requirements. Dr. Whetten and representatives from Associated Architects were present to answer any questions. Commissioner Proulx stated that the dental office was small and thought the fourteen spaces was adequate based on the number of workers and patients inside. He asked if he was missing something in the comparison of people per space. Vice-Chair Frost asked how many staff would be present and asked how the parking spaces added up when there would be six operatories and twelve chairs in the lobby. Mr. Marcus Murray from Associated Architects said there may be two receptionists in the lobby and possibly two dentists in the future with hygienists. Commissioner Capolongo stated this would cut into the number of spots.

Dr. Whetten clarified they will not have another dentist, but they are looking at six total employees. Vice-Chair Frost stated this request cuts it close, and he is concerned that patients may start parking in the Speedway gas station lot, and the Town will get negative complaints on overflow parking. He agreed with the project but does not want unintended consequences. Commissioner Proulx asked where additional parking would be and if they plan to reduce the building size. Dr. Whetten said they currently have four operatories and the additional operatories are one of the reasons for the move to a larger building. He said on-street parking and working with the gas station could be an option. They could move employee parking on-street if necessary. He asked that it be taken into consideration that Mt. Athos also does not have the required parking for their building size.

Vice-Chair Frost is concerned about propagating a situation that the Town may have to fix later, but he is fine with the request as long as Dr. Whetten stays on top of the situation and is conscious of the parking circumstances with his neighbors. Commissioner Adam asked where the ingress and egress is for the building. Mr. Brian Johnson from Associated Architects stated that there are two ingresses and egresses to prevent dead end parking, and they used current curb cuts. Ms. Benitez stated there is access from Ruggles and Highway 79. Commissioner Adam was concerned about the overflow parking from both Mt. Athos and the new dental office and asked they be aware of it. She was also concerned about the amount of traffic on Highway 79 and the increased traffic this building would create, especially in terms of the suicide lane. She stated the Town needs to start looking at this increased traffic.

Town Planner Larry Harmer stated Highway 79 is under the jurisdiction of the Arizona Department of Transportation (ADOT) and that the property already has three curb cuts on the property but only plan to use one that is on Highway 79. Looking over the request, this use is not based on net square area like a restaurant. From staff's perspective, there is some logic in encouraging this development because it would produce less traffic

compared to a restaurant or retail center and fill a vacant lot. Vice-Chair Frost asked if they have looked at left turn alignments with the shopping center across the way. Mr. Harmer said it is in more or less aligned with the development across the street but to ask for a new curb cut from ADOT would take a lengthy process. Chairman Pranzo mentioned that the length in time provided by the streetlight at Diversion Dam and Highway 79 helps feeder properties to empty onto the Highway.

Chairman Pranzo asked if the parking request will go with the land or only be part of the use as a dental office. Mr. Harmer said the request/waiver will run with the land. Mr. Harmer clarified that retail or restaurant parking is based on net area and that is what would be considered if the use changed. Chairman Pranzo asked if the Commission would receive a design review on this item. Ms. Benitez said yes.

On motion by Commissioner Capolongo, seconded by Vice-Chair Frost, and carried by a 5-0 vote, to forward a recommendation of approval to the Florence Town Council for the Town Core Infill Incentive Plan request by Whetten Dental, represented by Associated Architects, to reduce the number of parking spaces required for a new dental office on a vacant property at 454 N. Pinal Parkway Avenue.

C. PRESENTATION/ APPROVAL/APPROVAL WITH CONDITIONS/DENIAL of the Design Review for a new building at 383 North Main Street called the Old Florence Taphouse.

Ms. Benitez provided a presentation on the overall design of the project. The Historic District Advisory Commission has approved of the design with conditions on signage. Representatives from Presence Design were available to answer any questions. Commissioner Adam asked about the fencing around the property, specifically if the fencing will separate the property from the Charles Rapp Saloon. The fence does not. Commissioner Adam is concerned that the stage and tie up for horses will lead to stage equipment or other items being leaned on the Rapp Saloon. She asked that there be a divider to protect the Rapp Saloon building from the damage.

Mr. Colin Kenyon from Presence Design stated that the stage will have a backing and a fire rated wall to help mitigate the situation, and the horse tie-up can be brought in to increase the buffer. Commissioner Adam stated that entertainers or patrons would still use any space in-between, and she does not want to encourage anyone from leaning something against the building. They agreed to look at the design.

Vice-Chair Frost stated that the building elevations are mislabeled, and the Bailey and Sixth street elevations were mixed up. His main concern is about the garbage dumpster placement. He said the truck will have to pull through traffic on Bailey Street for pick-ups. This is a major safety hazard. Mr. Kenyon explained how the truck would come in and back up in the parking lot and leave. Commissioner Frost stated if the truck goes north on Bailey, it will have to cross traffic. He suggested the dumpster site be on the southeast side of the lot for easier access. Mr. Kenyon said the dumpster truck should be able to

fully turn around on the site. Vice-Chair Frost did not agree. They were going to take another look at it. Vice-Chair Frost was also concerned that the truck driving over the paved walkway would break up the concrete. He also suggested that the Palo Verde trees be separated from the dumpster site, so as to not have the trees trimmed by the truck.

Commissioner Proulx asked about their development timeline. Mr. Kenyon stated that they want to get construction documents to the Town in the next month or two, and the owner hopes to be open for business before December of next year. Vice-Chair Frost stated he liked the project, but he is concerned about access for the dumpster truck. The applicant understood. Chairman Pranzo asked if the building would have an ADA bathroom. Mr. Kenyon said both bathrooms will be ADA accessible.

On motion by Commissioner Proulx, seconded by Vice-Chair Frost, and carried by a 5-0 vote, to approve with the conditions in the staff report and that the dumpster issues be worked out with staff, the Design Review for a new building at 383 North Main Street called the Old Florence Taphouse (PZ-21-51).

A. PRESENTATIONS/INFORMATION ONLY

a. General Plan

Mr. Harmer stated that the 60-day review process has begun, and Staff has sent the link to about fifty or more outside agency contacts. The Town's new Public Information Officer has published the notice and link on Town Social Media outlets. It is available on the Town website as well. In March, staff will have community meetings with Council and Commissioners and work to move the plan through State mandated reviews. Staff wants to place the plan on the November 2022 ballot. There was discussion with Council to move it to the Spring 2023 ballot, but Council directed to keep the November adoption.

Chairman Pranzo asked if Staff needed the extra time to not rush the process. Mr. Harmer said no because the extended timeline was just an option and the current sitting Council wanted to be the ones to adopt it since they started and worked with the document.

b. Future Development of Hunt Highway and Highway 79

Ms. Benitez said for the Highway 79 bridge, the Town is in the process of moving the water utilities, but the project is being held up by the slow movement of another company's gas lines. However, ADOT's project should stay on schedule. Nothing much has changed on the Hunt Highway front, and Ms. Benitez said she would send out the new design for the roundabout on Highway 287 and Highway 79B.

c. Future Agenda Items

The next Design Review should be for a new Filiberto's restaurant. Community Development Director Keith Eaton said that staff is looking at completing a code change from 2012 codes to 2018 codes. The first reading has occurred in front of Council, but staff will have the PZ Commission and Historic District Advisory Commission get their eyes on the changes as well. Other public notices will occur to advertise the new codes.

B. CALL TO THE PUBLIC/COMMISSION RESPONSE:

Vice-Chair Frost asked about the alleys in the Town, especially behind the new Filiberto's site. He wanted more information on whether these alleys are functional or can be given to property owners. Chairman Pranzo also wanted to know about these no man land areas. Commission Adam asked for an update on the Redevelopment Plan, particularly in terms of the south end of town. She is concerned that the south end clean-up and redevelopment is not being executed. She does not want this to be out of sight and out of mind. Chairman Pranzo asked about a mechanism that forced the Town to act, but he understood from senior management that there has been staffing issues. Vice-Chair Frost asked for an update on the State Prison closure, and future economic development in that area. No public were present for comments.

C. CALL TO THE COMMISSION- CURRENT EVENTS ONLY.

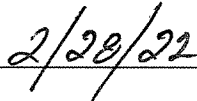
Commissioner Adam talked about the Town of Florence volunteer day, and she was proud of the turnout. They cleaned up different parts including F Mountain and the Home Tour route. Vice-Chair Frost was also present, and he said they had a good time despite the wind.

D. ADJOURNMENT

On motion by Commissioner Capolongo, seconded by Commissioner Adam, and carried by a 4-0 vote, to adjourn the meeting at 6:38 pm.



Gary Pranzo



Date